



COUNCIL DISTRICT 2 PROJECT REVIEW COMMITTEE MEETING MINUTES
Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

Monday August 9, 2021 – 5:30 PM
Planning and Development Department – Development Services Division
Fresno City Hall, WebEx

1. CALL TO ORDER & ROLL CALL

Committee Members: David Rodriguez (Chairperson), Linnea Faeth (Vice-Chairperson), Nic Westburg, Lori Buffington

Present – 1: David Rodriguez (Chairperson)

Absent – 3: Linnea Faeth (Vice-Chairperson), Nic Westburg, Lori Buffington

There were not enough Committee Members to establish a quorum at the August 9, 2021 meeting. Chair Rodriguez was able to attend and provide his comments/recommendations.

Staff Liaison Nicholas Caldera notified the attendees that the three continued matters on the agenda would not be added to the next District 2 Project Review Committee Meeting because they were scheduled for two consecutive meetings that could not establish quorum. The matters would only be scheduled for a future meeting if the Planning Division Director determined that it would be necessary later in the review process.

2. APPROVAL OF AGENDA

Chair Rodriguez did not have any comments or concerns regarding the agendas.

3. APPROVAL OF THE MINUTES

Chair Rodriguez did not have any comments or concerns regarding the minutes.

4. PROJECT REVIEW – CONTINUED MATTERS

A. RNMA Text Amendment

Location: Citywide

The Fresno City Council adopted a resolution of initiation regarding a text amendment to Section 15-2706 of the Fresno Municipal Code, otherwise known as the Responsible Neighborhood Market Act (RNMA). The proposed amendment would allow an exception from the Location Restrictions set forth at Section 15-2706-F and an exemption from the Cancel and Transfer requirements at Section 15-2706-S for an existing establishment that relocates to a new location across the street and within a $\frac{1}{4}$ radius of the current location; within the same Council District; within the same Census Tract; not within 500 feet of a nursery school, preschool, a public or private State-licensed or accredited school or daycare facility; and not in an area of high Crime; and the original location will be required to forfeit its existing alcohol entitlements for the original location.

[Project Submittals](#) (click link)

Relative Link(s): [Map Viewer](#)
[Fresno Municipal Code Findings](#)

Project Contact: Phillip Siegrist

(559) 621-8061

Phillip.Siegrist@fresno.gov

This project was presented at the July 26, 2021 meeting which also did not establish a *quorum*. Chair Rodriguez stated that he was still in support of the proposed RNMA Text Amendment.

B. Conditional Use Permit Application No. P21-02198

Conditional Use Permit Application No. P21-02198 was filed by Manraj Natt of Fresno Elite Carwash, Inc. and pertains to the 2.13 acres located at 6745 North West Avenue. The applicant requests authorization to obtain a type 20 alcohol license (Off-Sale Beer & Wine [Package Store] Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises) for the existing convenience store. The parcel is zoned CC+O/EA/UGM/cz.

[Project Submittals](#) (click link)

Relative Link(s): [Map Viewer](#)
[Fresno Municipal Code Findings](#)

Project Contact: Enrique Aponte
(559) 621-8046
Enrique.Aponte@fresno.gov

This project was discussed at the July 26, 2021 meeting which also did not establish a quorum, but the applicant was unable to attend that meeting and the Committee Members requested additional information from staff.

Applicant Manraj Natt was able to attend this meeting, and he presented the item.

Planner Phillip Siegrist provided additional information on the project because he was the supervisor of the assigned planner Enrique Aponte. He provided the locations of existing alcohol beverage establishments within 1,000 feet of the project site, and he discussed the requirements in Section 15-2706 of the Fresno Municipal Code.

Chair Rodriguez stated that he would only be in support of Conditional Use Permit Application No. P21-02198 if the Planning Division was able to determine that the proposed establishment could meet all requirements from Section 15-2706, including all location restrictions for new establishments.

C. Development Permit Application No. P21-02326

Development Permit Application No. P21-02326 was filed by Scott Vincent of The Vincent Company Architects, Inc. and pertains to the 2.97 acres located at 6194 North Dante Avenue. The applicant proposes the construction of a 52-unit apartment complex incorporating one, two, and three-bedroom units in two story buildings. The parcel is zoned RM-2/UGM/cz.

[Project Submittals](#) (click link)

Relative Link(s): [Map Viewer](#)
[Fresno Municipal Code Findings](#)

Project Contact: Elizabeth Salazar
(559) 621-8067
Elizabeth.Salazar@fresno.gov

This project was presented at the July 26, 2021 meeting which also did not establish a *quorum*. Chair Rodriguez stated that he was still in support of Development Permit Application P21-02326.

5. PROJECT REVIEW – NEW MATTER

None

6. ADMINISTRATIVE MATTERS

None

7. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed, but official action may not be taken until legal notices are given as required by law.

8. ADJOURNMENT

The Committee was adjourned at 6:07 p.m.